

\$369,000 - 6401 44b Avenue, Camrose

MLS® #A2252196

\$369,000

5 Bedroom, 2.00 Bathroom, 1,071 sqft

Single Family on 0.14 Acres

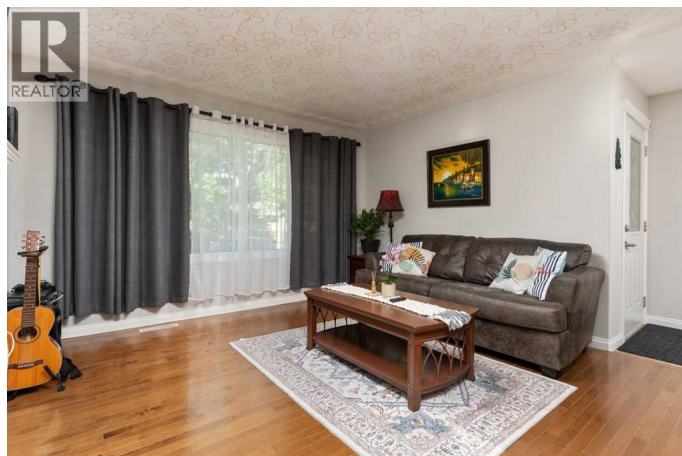
Marler, Camrose, Alberta

Welcome to this well-maintained 5 bedroom bungalow in an optimal central Camrose location. Step into the open concept main living area. Youâ€™ll be greeted by beautiful hardwood floors and a cozy gas fireplace that flow into the bright dining space and into the oak kitchen. The layout feels cozy yet still offers the functionality of open concept living. The main floor also has 3 bedrooms and a full bath. Downstairs has been refreshed with new vinyl plank flooring and features a spacious family or entertainment room, 2 large bedrooms with good size closets and another full 4 bathroom. Outside the home, enjoy the space with 3 decks around the house, a gazebo, and a sunny south-facing backyard. The yard is well maintained and has alley access for additional parking. The garage has been used as a workshop but can easily be converted back to a vehicle garage. It is located on a quiet street close to parks, Duggan Mall and schools. This solid, cared for home is a great fit for families, downsizers or first-time homebuyers! (id:6289)

Built in 1966

Essential Information

| | |
|-----------|-----------|
| Listing # | A2252196 |
| Price | \$369,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |



| | |
|----------------|---------------|
| Square Footage | 1,071 |
| Acres | 0.14 |
| Year Built | 1966 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|-----------------|
| Address | 6401 44b Avenue |
| Subdivision | Marler |
| City | Camrose |
| Province | Alberta |
| Postal Code | T4V0B7 |

Amenities

| | |
|----------------|---|
| Amenities | Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby |
| Features | Back lane, PVC window, No Animal Home, No Smoking Home, Gazebo |
| Parking Spaces | 4 |
| Parking | Detached Garage |
| # of Garages | 2 |

Interior

| | |
|-----------------|---|
| Appliances | Refrigerator, Dishwasher, Stove, Washer & Dryer |
| Heating | Forced air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 1 |
| Has Basement | Yes |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior | Vinyl siding |
| Exterior Features | Garden Area, Landscaped, Lawn |
| Construction | Wood frame |
| Foundation | Poured Concrete |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|



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